PRELIMINARY
DEVELOPMENT
REPORT

JESSIE LAKE

A SHORELINE PARK

PREPARED FOR

TOWN OF BONNYVILLE

GV 182.2
L84 J48

TOWN OF BONNYVILLE

PRELIMINARY ESTIMATE-JESSIE LAKE PARK-BONNYVILLE ALBERTA

PLANT MATERIAL

A. Deciduous Trees..... 567 at $175---$99,225
B. Evergreen Trees..... 313 at $225---$70,425
C. Deciduous Shrubs..... 150 at $50 ---$7500
D. Evergreen Shrubs..... 60 at $75 ---$4500

TOTAL.....$181,650

PATHS

Bicycle Paths

11,050 linear feet of 8 to 10 foot wide asphalt path at $7.00 per linear foot.....$77,350

Footpaths

12,000 linear feet of 6 to 8 foot wide asphalt path at $7.00 per linear foot.....$84,000

TOTAL.....$161,350

PARKING LOTS

4,667 square feet of asphalt at $20.00 per square yard

TOTAL.....$93340

PICNIC AREAS

Estimated in units. Each unit will include a barbeque, picnic table, waste receptacle.
Price per unit approx. $400
35 units at $400 .....TOTAL.....$14,000

SEATING AREAS

A. Paving 20x20 areas for 20 areas....2,000 square feet at @ 4.75 per square foot.....$38,000

B. Benches and site furniture.....$12,000

TOTAL.....$50,000

TOT LOTS

The play areas are estimate in units with play equipment constructed of wood.
2 units at $3,000

TOTAL.....$6,000

OBSERVATION DECKS

The decks are estimated as units.
3 units at $8,000

TOTAL.....$24,000

BUILDINGS AND DOCKS

4 docks at $200
2 buildings at $60,000

TOTAL.....$120,800

Sub-total cost for construction in 1980 dollars is approximately.....
$734,000

Mark up at 25 Per cent..$183,500

TOTAL COST OF CONSTRUCTION FOR ALL THREE PHASES....$917,612

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INTRODUCTION

SCOPE

This document is the culmination of the preliminary planning and design for the proposed Jessie Lake Shoreline Recreation Area. Basic land use and site planning analysis have been conducted to identify potential opportunities and problems. This report does not include the extensive technical information necessary for design implimentation. Rather, it identifies elements within the planning and design process that either enhance the development of the project or that may require more indepth investigations.

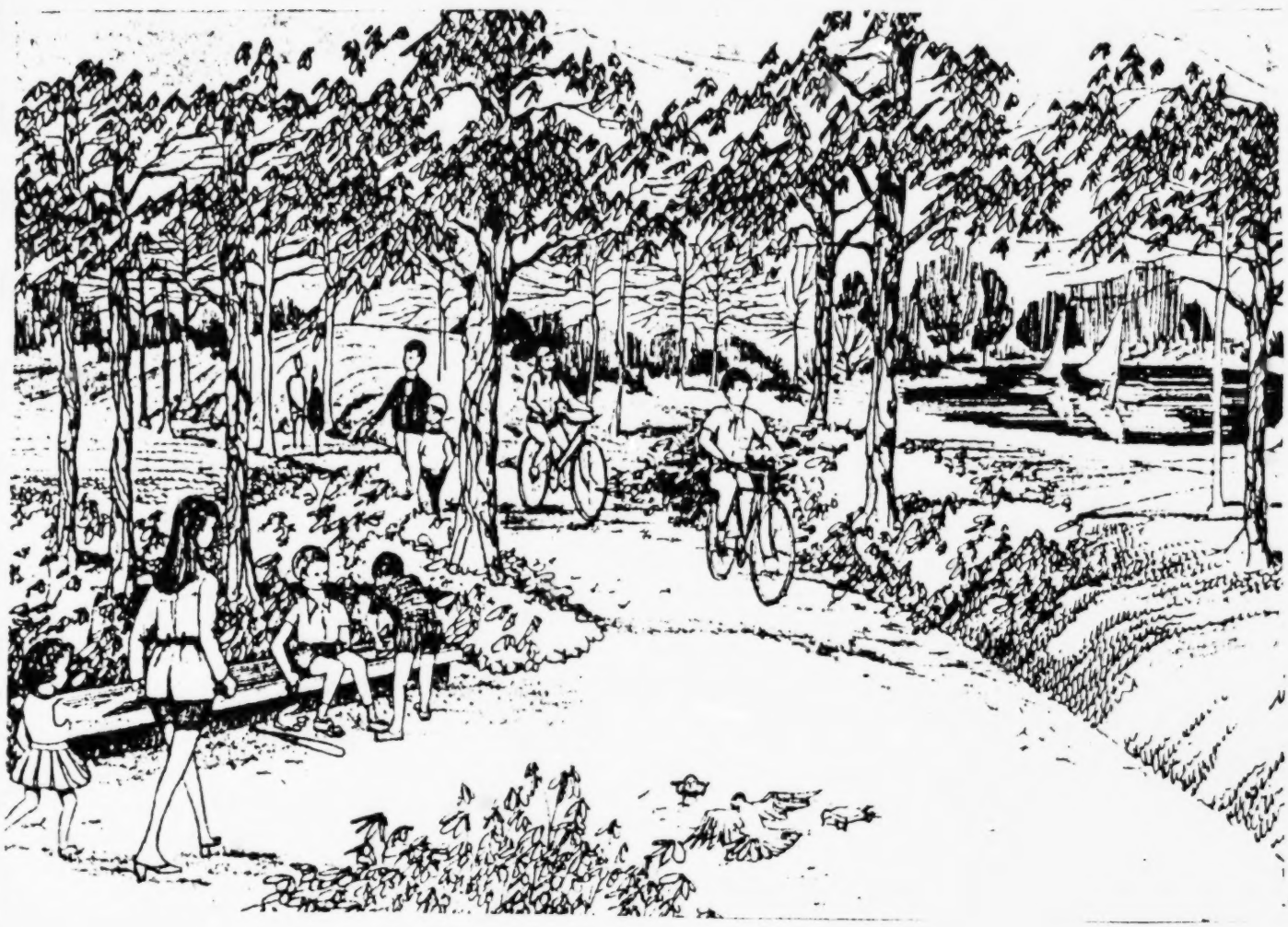
REPORT OBJECTIVES

The Jessie Lake Recreation Shoreline report has been compiled to communicate the concepts and intentions of this project to you the advisors to the Town of Bonnyville. In this recreation area we have endeavoured to meet the needs of the community it will exist within; but also to meet social and environmental criteria. We acknowledge the information provided by the Community Plan prepared by Alberta Municipal Affairs. Through constant evaluation of alternatives, we have formed the conclusions and decisions presented in this report. It is with pleasure that we submit this report for your evaluation. We acknowledge there will be areas that will require further thought and can assure you of our full co-operation and attention.

■ PROJECT OBJECTIVES

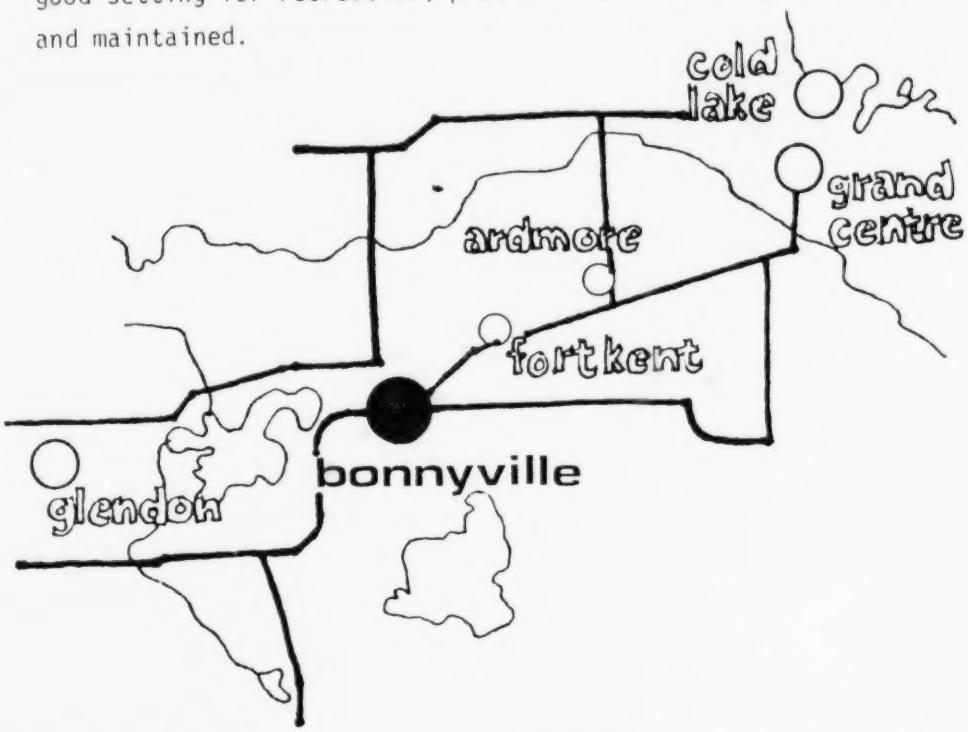
To produce a park recreational area which emphasizes the following:

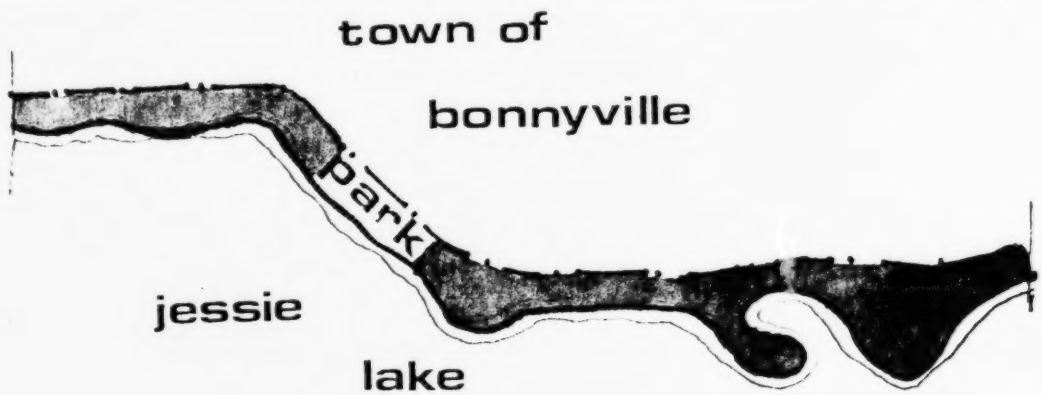
- an integration of land and water to promote
- a relaxing atmosphere.
- a focus on recreational amenities to promote physical fitness for all ages.
- a park which provides and promotes safety and cleanliness in the landscape.
- an integration of town of Bonnyville physically and socially with the park area and the environment.
- to provide an exciting area for the residents and visitors to the town.



REGIONAL & LOCAL CONTEXT

The proposed Park development project site is located on the Jessie Lake Shoreline adjacent to the Town of Bonnyville. The park allows itself excellent access to the Town due to this location. The lake provides an excellent visual amenity and a good setting for recreation, provided it is sensibly treated and maintained.





● PARK DESIGN CONCEPTS

The overall concept of most parks development is to provide passive and or active areas within its boundaries. In the case of the Jessie Lake Park we have endeavoured to provide activity, quietness and general interest. The park will contain play areas, paths for walking and biking, tot lots, small boat (canoes, paddle boat) facilities, picnic areas, play fields and recreation structures. The park has also been designed to be used in the winter months with shelters for barbecuing and paths for cross country skiing.

NATURAL AMENITIES

There are two natural amenities that will make this park a viable entity within the Town of Bonnyville. They are:

(a) proximity of the park along a large body of water - Jessie Lake.

(b) the large scale of the park in relationship to the towns growth.

The methods which will be used to enhance there natural amenities are as follows:

- preservation of the water area by discouraging power craft - encouraging canoes etc.
- cleaning the water edge and minimizing the affect of erosion.
- extending viewpoints into the lake.
- phase the park development in order to maintain high standards of development.
- allow parking facilities in carefully selected portions of the park.
- establish paths which link all portions of the community which surrounds the park.
- native plant material are to be used extensively.

We suggest that standards for the development be established to ensure the implimentation of proper preservation practices.

● MASTER PLAN

The Master plan is intended to provide a more detailed guide for the development of the Jessie Lake Park. The plan illustrates the special site features such as: tot lots, signage etc., vehicular and pedestrian circulation, signage locations, viewpoints and building locations.

ACCESS & CIRCULATION

The proposed entry and parking areas are to allow easy and safe flow of traffic to and from the park area. At no time is vehicle traffic allowed on the pathway areas. However, the paths have been designed in order to allow access for maintenance vehicles.

The parking areas are necessary to control the probable parking of vehicles along the roadways. The parking lots have been designed as to not become a major blight on the residential neighborhood by use of buffering zones. (trees and shrubs) We feel the location for these entrys will not hinder traffic movement along the avenues and streets but will in fact blend in aesthetically with the street system.

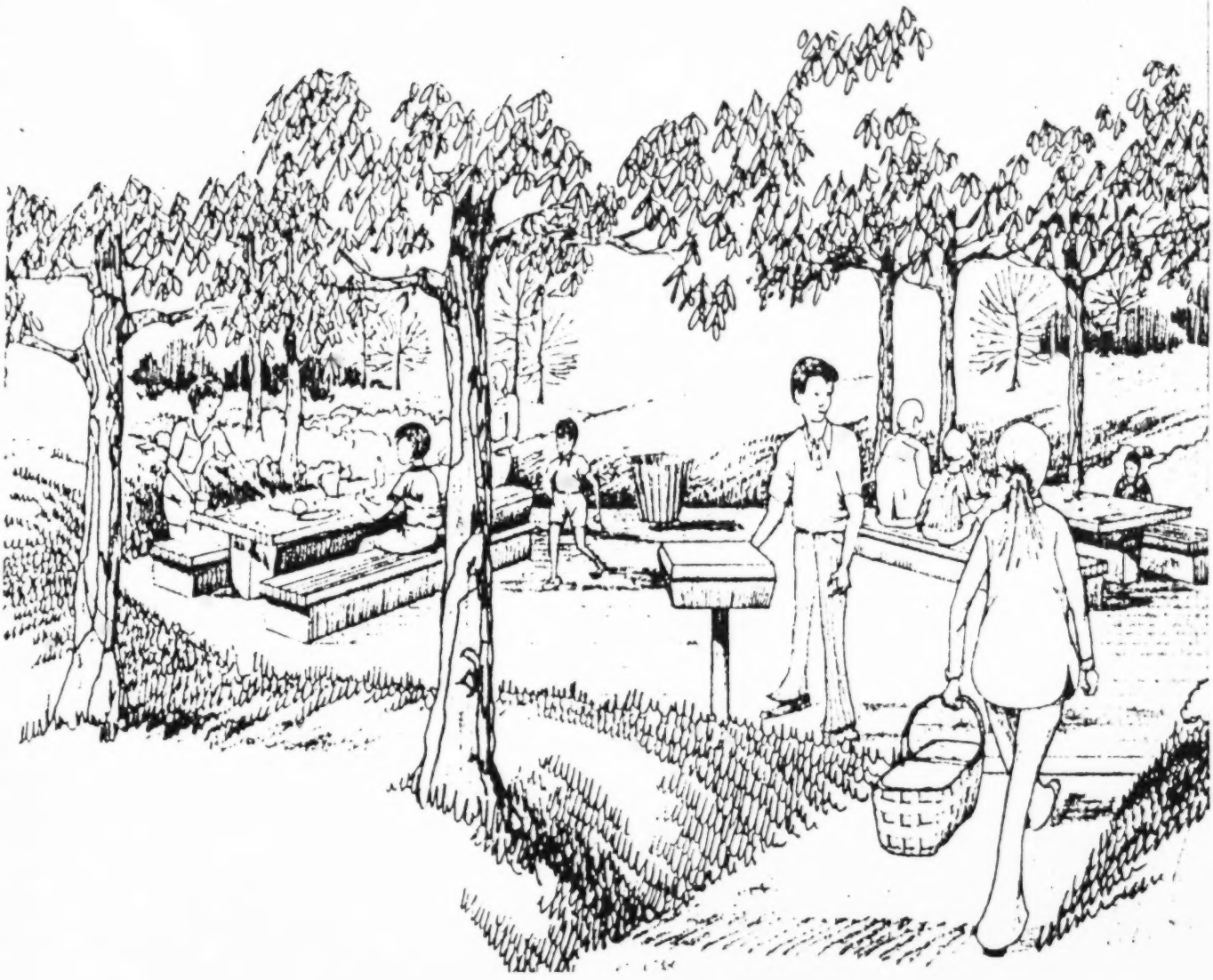
Pedestrians are also encouraged to flow into the park at many entry points along the park. These entries have been placed in such a manner as to facilitate all portions of the residential, institutional and business community.

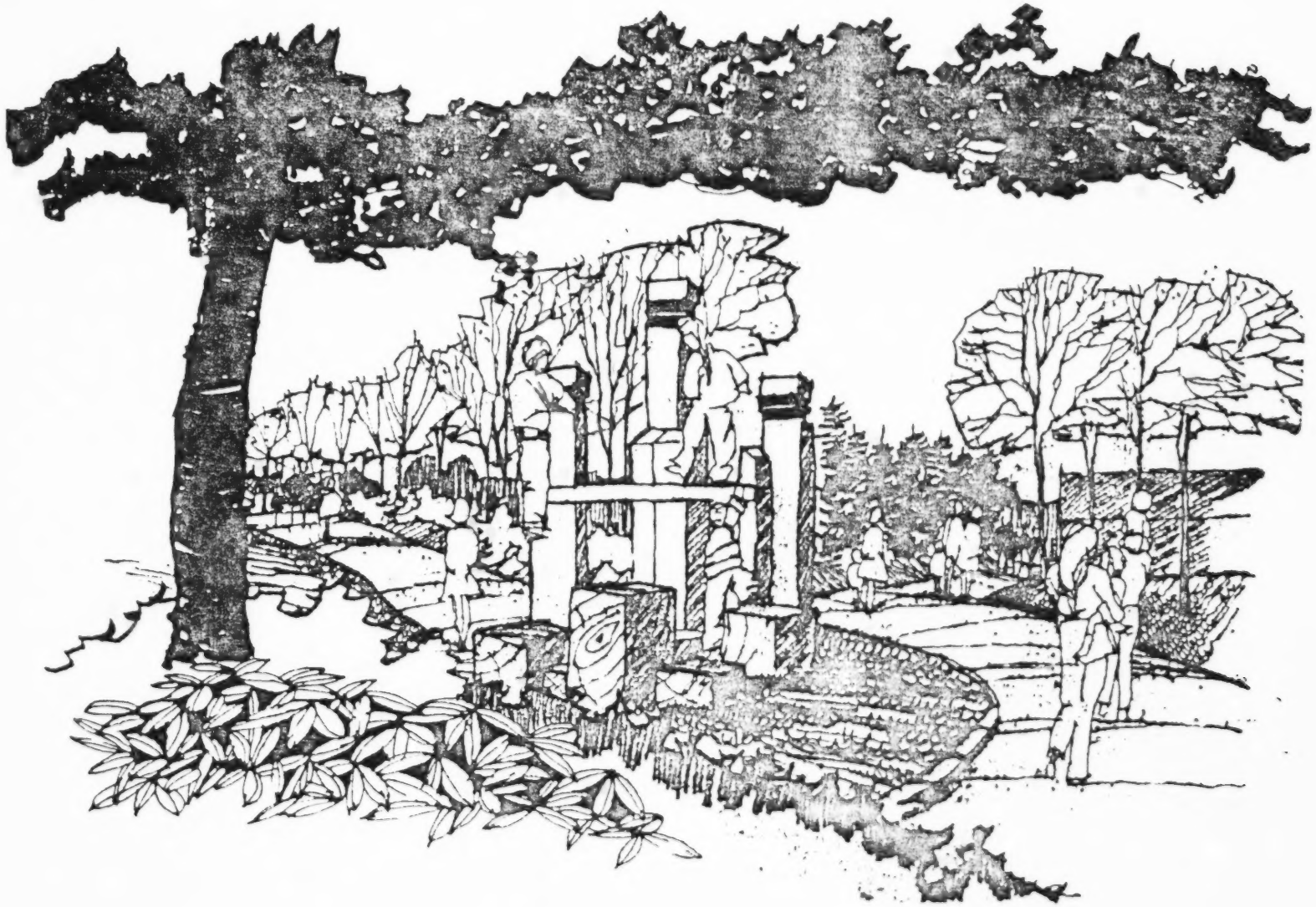
● ACTIVITIES

The shoreline offers many varying degrees of activity from the liesurely stroll on a hot summers afternoon to a quick morning jog. The plan of the park suggests both winter and summer recreation such as:

Spring-Summer	Fall-Winter
bicycling	cross country ski
jogging	skating
walking	picnics
picnics	jogging/walking
paddleboats/canoes	
fishing	
soccer/football/frisbee	
tot lots	

It is not our intention to design this park solely for the athelete and as such provide areas for sitting and meditation. These areas of course border the lake area and provide a passive approach to the park. The viewpoints likewise enhance the inclusion of the lake into the park and provide an area for the community to reflect and even bird-watch.





● PARK DEVELOPMENT GUIDELINES

Development standards and guidelines have been established to maintain a continuity with the park from Phase 1 through Phase 3.

PARKING LOT STANDARDS

Parking lots for this project will hold no more than sixty (60) vehicles and no less than twenty (20). These lots should be set back from the existing main roadway no less than forty (40) feet and will be suitably landscaped.

PLANTING

The plant material used should be of native stock common to the area. Planting areas should be such as to create an aesthically pleasing yet natural setting. Further guidelines should be encompassed in more detailed drawings.

BUILDINGS

The buildings should be half open for shelter and half closed for storage of tables etc. Architectural guidelines will be carefully looked at at a later date.

LIGHTING

Major buildings and recreation facilities will be let to prevent vandalism. Lighting is suggested in all parking areas and at entances.

SIGNAGE

The park will develop a signage system to create continuity through the park. Circulation, direction, and facility identification signs will be used.

SUMMARY

The potential of the Jessie Lake Shoreline as a park development is in real terms - excellent. The phasing of the park into three is economical and yet allows the proper construction progression necessary to finish the park. We feel the Town of Bonnyville has taken the proper approach in preserving the shoreline for themselves and others. The approach we have taken to enhance the shoreline both functionally and aesthetically we feel is valid and encourage you to review this document as closely as possible.

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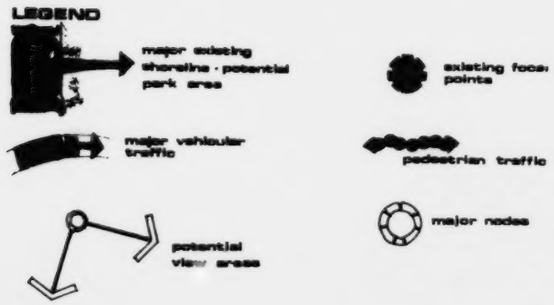
TOWN OF BONNYVILLE
ALBERTA

williams
LANDSCAPE ARCHITECT

SITE ANALYSIS



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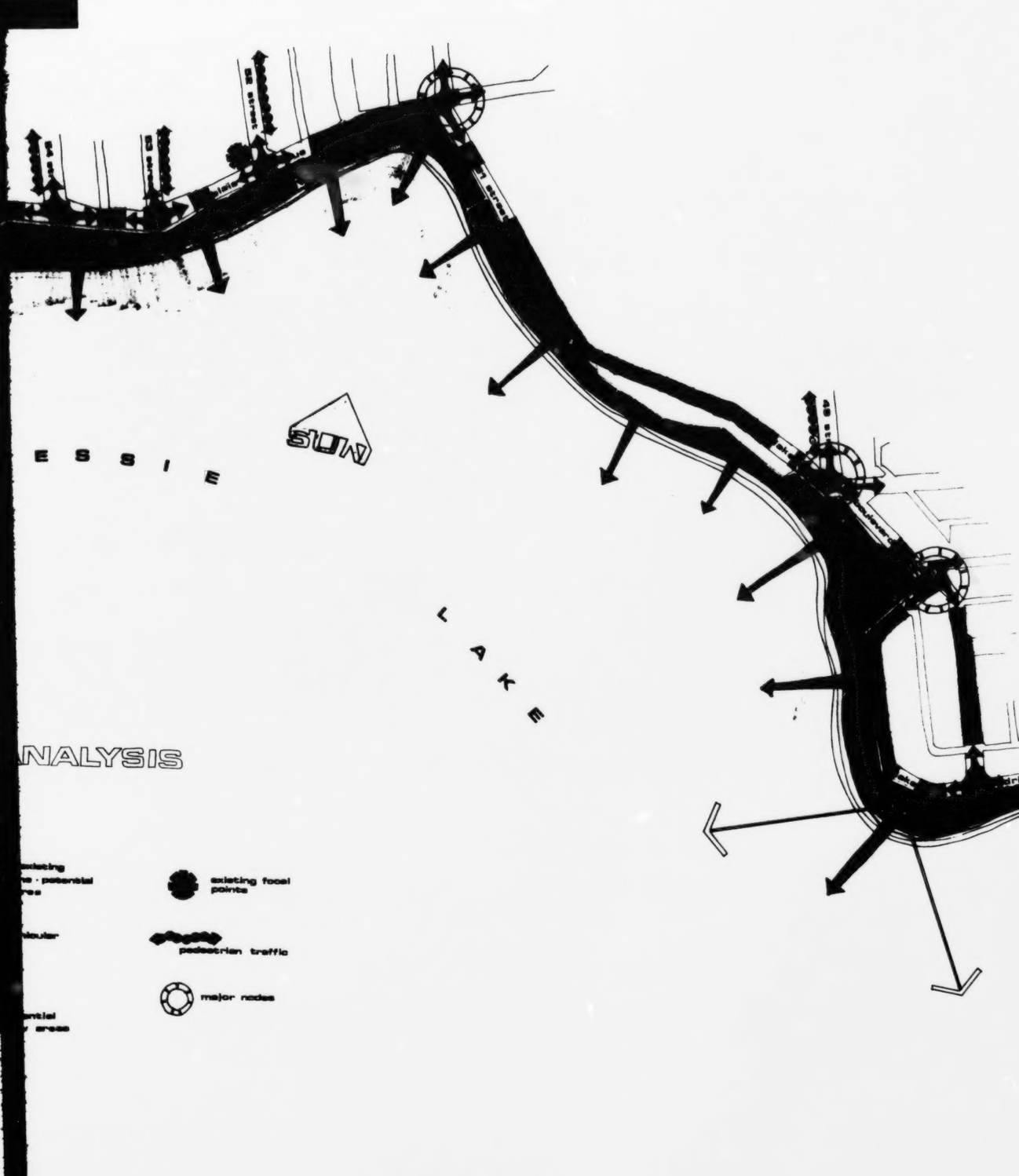
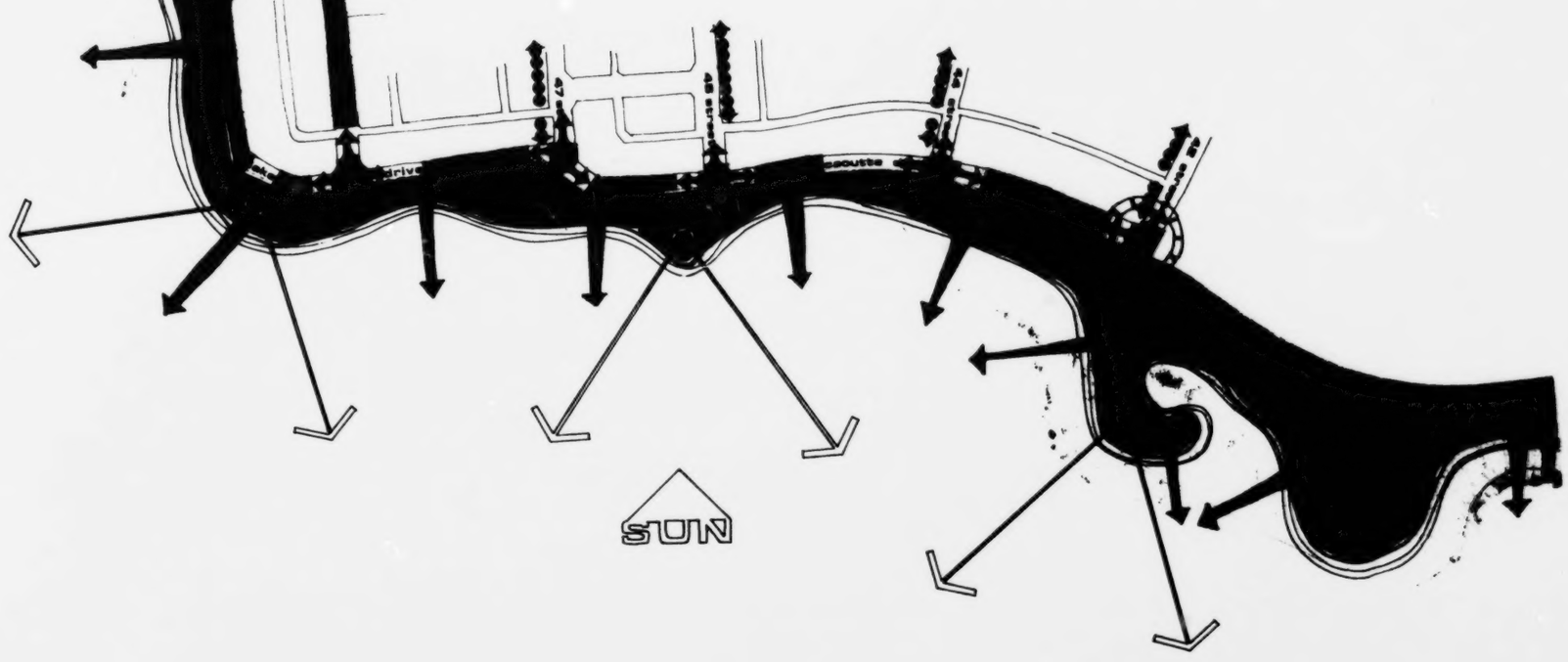


NALYSIS

existing focal points

pedestrian traffic

major nodes



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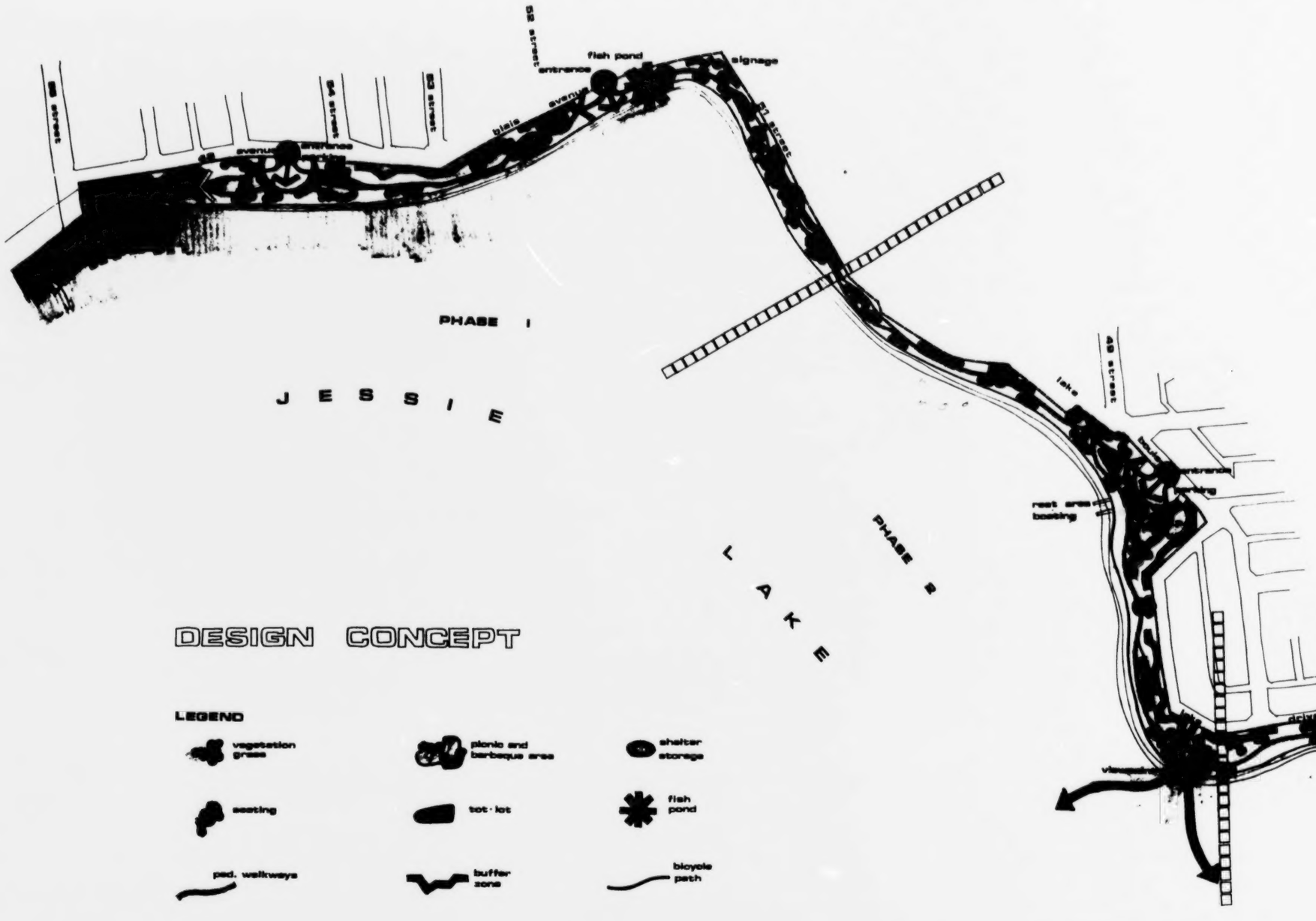

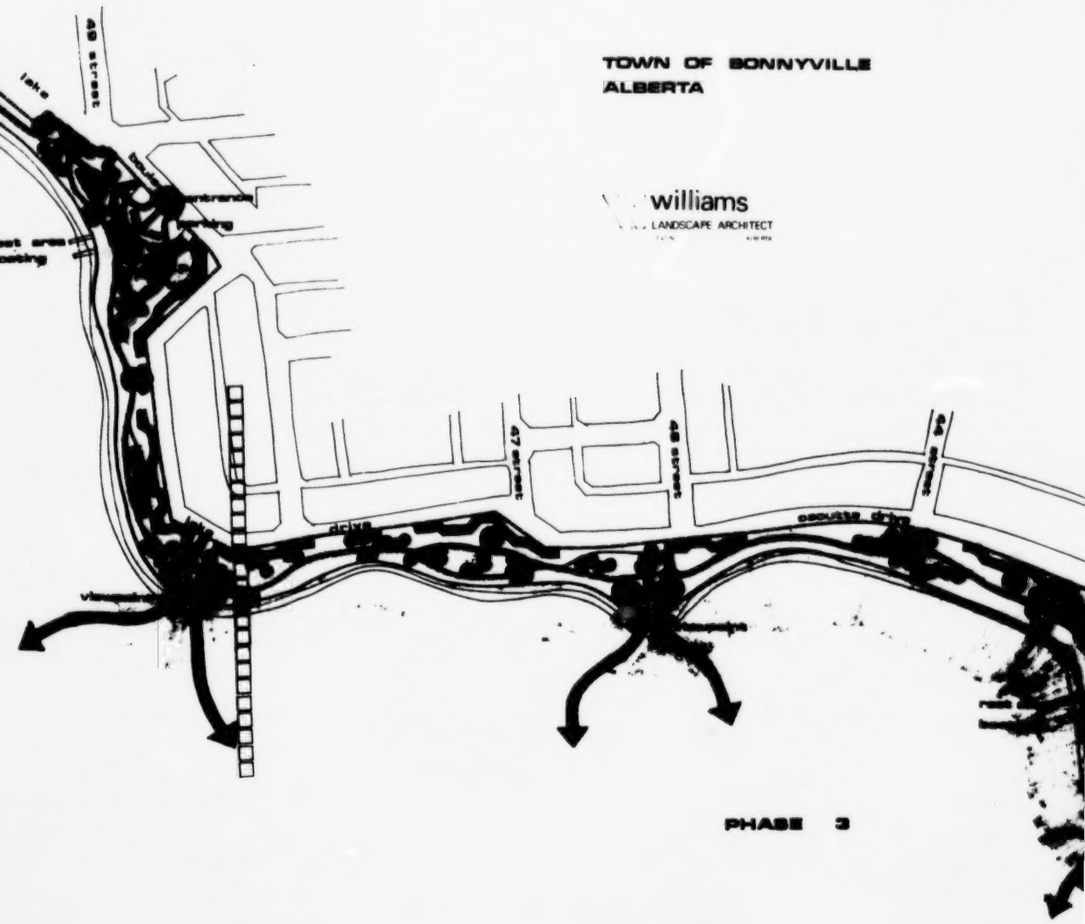

DESIGN CONCEPT

LEGEND

- vegetation grass
- picnic and barbeque area
- shelter storage
- seating
- tot-lot
- fish pond
- ped. walkways
- buffer zone
- bicycle path

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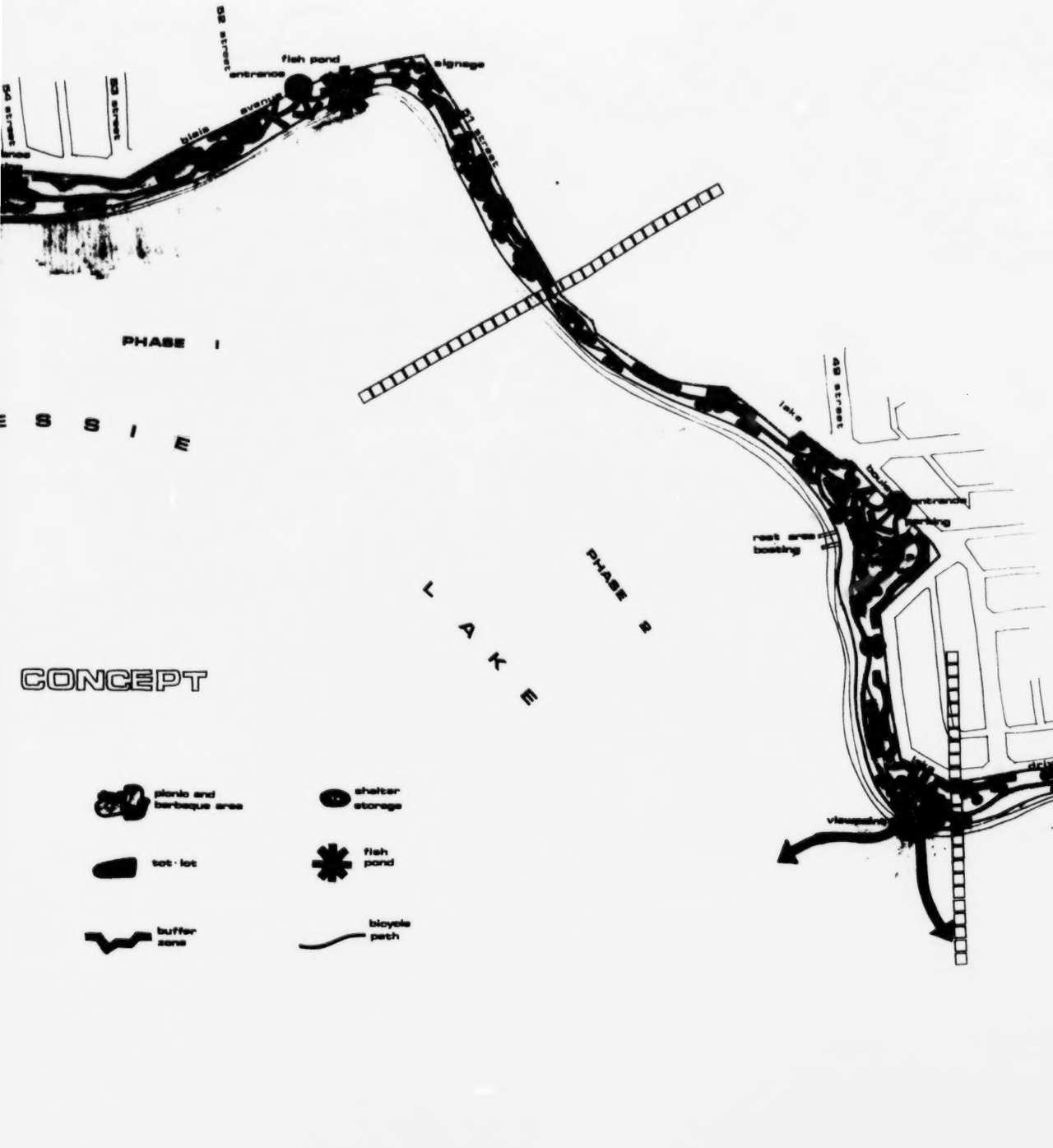

CONCEPT

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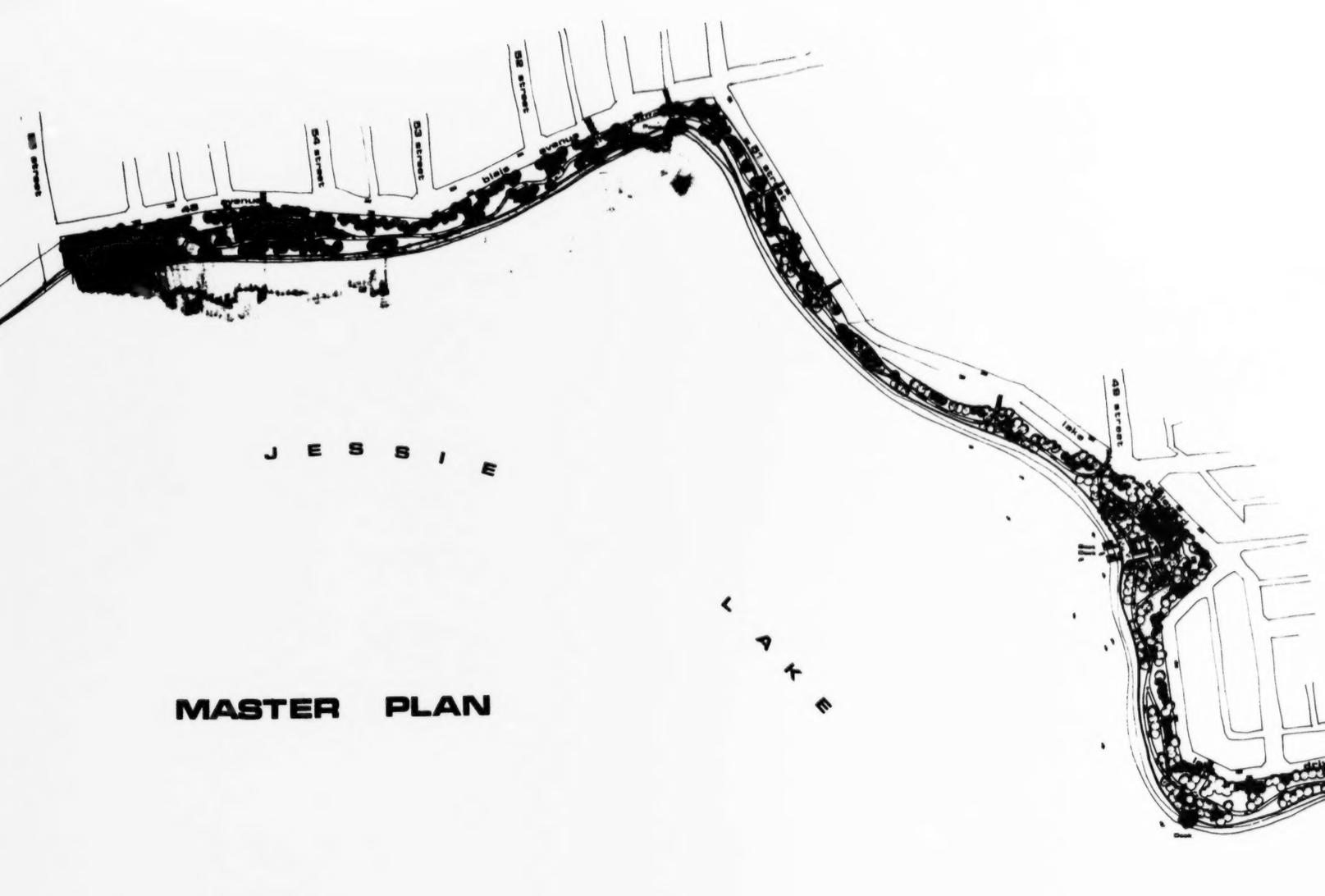

MASTER PLAN

ER PLAN

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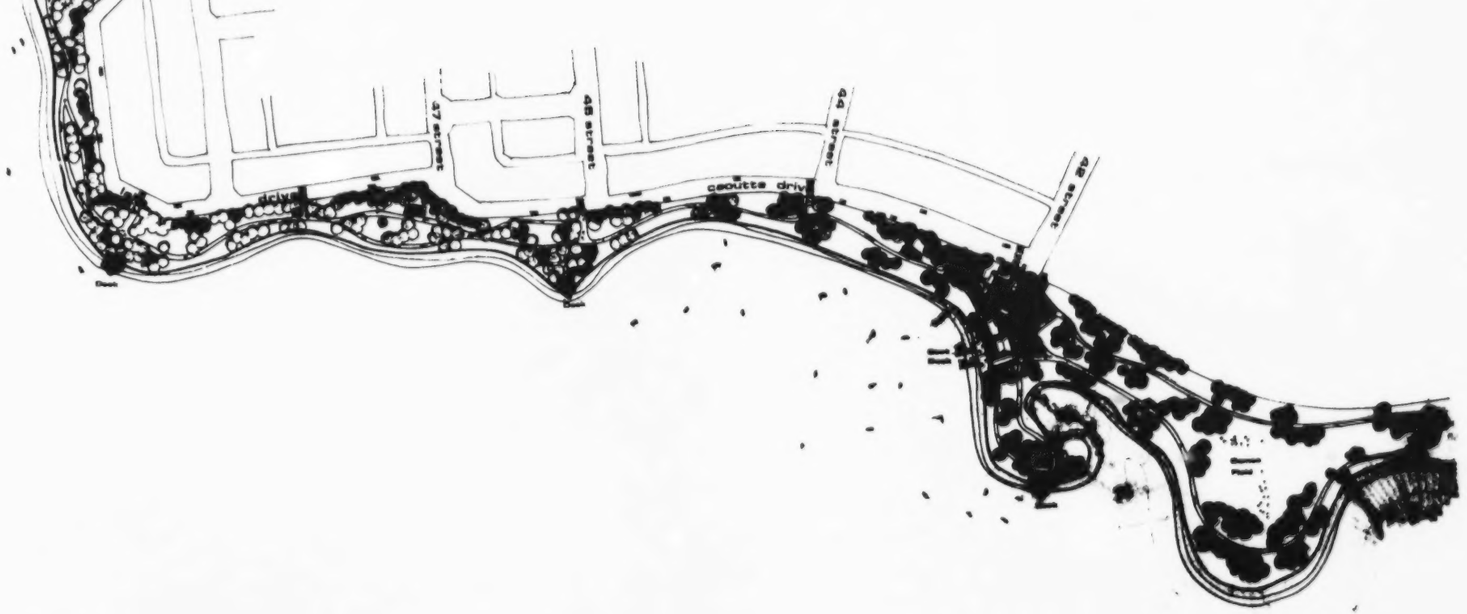

POOR

QUALITY

ORIGINAL